



Order Filed on December 11,
2018 by Clerk U.S. Bankruptcy
Court District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Robert Manchel, Esq.
1 Eves Dr., Suite 111
Marlton, NJ. 08053
Attorney for debtor(s)
RM-1141

IN RE:

Kasey A. Martin

Case No. 18-12289JNP

Adv. No.: N/A

Hearing Date:

Judge:

Recommended Local Form

☐ followed

☒ Modified

ORDER AUTHORIZING THE SALE OF REAL PROPERTY AND DISBURSEMENT
OF THE SALE'S PROCEEDS

The relief set forth on the foll
ORDERED.

DATED: December 11, 2018



Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

(page 2)

debtor: Kasey A. Martin

case no. 18-12289JNP

ORDER AUTHORIZING THE SALE OF REAL PROPERTY AND DISBURSEMENT OF THE SALE'S PROCEEDS

Upon the debtor's motion for authorization to sell the real property, commonly known as 205 Ash Rd. Marlton, NJ. (property).

IT IS hereby ORDERED as follows:

1. The debtor and the trustee are authorized to sell the real property upon the terms and conditions of the contract of sale pursuant to 11 U.S.C. 363 (b) and 1303;
2. Title shall be conveyed to the buyer by the trustee, the debtor and the sellers;
3. The proceeds of the sale may be applied to satisfy the liens on the real property;
4. Pursuant to LBR 6004 –1 (b) the Notice of Private Sale included a request to pay the real estate broker(s) in connection with the sale of the property. Therefore, Carla Campanella, RE/MAX Tri County, and the other cooperating brokers, may be paid at closing, from the proceeds of the sale, at settlement.
5. Other closing fees payable by the debtor may be satisfied from the proceeds of the sale and adjustments to the price as provided for in the contract of sale may be made at closing.
6. Any and all balance of the proceeds of the sale shall be paid to the Estate of Ronnie H. Martin and disbursed into the estate account.
7. A copy of the HUD settlement statement shall be forwarded to the Chapter 13 Standing Trustee within ten (10) days after closing.
8. The debtor shall file a Modified Chapter 13 Plan, within (10) ten days of the sale of the property.

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Kasey A. Martin
Debtor

Case No. 18-12289-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Dec 11, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 13, 2018.

db #+Kasey A. Martin, 205 Ash Road, Marlton Lakes, NJ 08053-7121

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 13, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 11, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com,
bkggroup@kmlawgroup.com
Gary J. Zangerle on behalf of Creditor Kings Grant Open Space Association
zangerle@ZangerleLaw.comcastbiz.net
I. Dominic Simeone on behalf of Creditor Inverness Greene Condominium Association
dsimeone@srnjlawfirm.com, kraynor@srnjlawfirm.com
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,
summarymail@standingtrustee.com
John R. Morton, Jr. on behalf of Creditor Ally Capital ecfmail@mortoncraig.com,
mortoncraigecf@gmail.com
Raymond Shockley, Jr on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com
Rebecca Ann Solarz on behalf of Creditor Ditech Financial LLC rsolarz@kmlawgroup.com
Robert Manchel on behalf of Debtor Kasey A. Martin manchellaw@yahoo.com
Sergio I. Scuteri on behalf of Creditor Evesham Municipal Utilities Authority
sscuteri@capehart.com
Sindi Mncina on behalf of Creditor MTGLQ INVESTORS, L.P. smncina@rascrane.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 12